

6+ Bedroom House for Sale in Limassol - Agia Fyla

Resale Property | NO VAT | Sea View | Prime Location | High Quality Materials | Quiet Neighborhood

Situated in the prestigious area of Ayia Fyla, and standing on a generous 646m2 elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 483m² of unique internal areas, 76m2 of covered verandas, 263m2 of uncovered verandas, surrounded by 136m2 of beautifully landscaped green areas. The property spans on 3 levels including 6 bedrooms, 4 bathrooms, an aquarium, a glass tunnel elevator and a large swimming pool.



Ground Floor: The ground floor houses a ...

Property Info

| | |
|------------------------|--|
| Covered Area | 559 |
| Covered Veranda | 76 |
| Uncovered Veranda | 263 |
| Total Number of Floors | 3 |
| Furnishing | Furnished |
| Floor Type | Hardwood |
| Heating | Central Heating, Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Amenities

Location

Plot / Area Info

| | |
|-----------|--------------|
| Plot area | 646 |
| Pool | Private, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|-------------------|---------------------|
| Property type | House |
| Condition | Pre-Owned |
| Construction Year | 2001-2010 |
| Bathrooms | 4 |
| View | City view, Sea view |

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Elevator
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

Location: Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.72035 / 33.02398**

Price: €2 800 000 + VAT

VAT for this property is **€426,812** or **€532,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

| | | | | | |
|------------|------------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€108 600.00 | Common expenses | None |
| Title deed | Has Title | Price per SQM | €5 009.00/m² | | |

Price change history

€2 800 000 on Apr 27, 2025











